



## ***City of El Paso – City Plan Commission Staff Report***

**(REVISED)**

**Case No:** SUSU14-00110 Tierra Del Este Unit Seventy Nine  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** December 4, 2014  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** South of Montwood and West of John Hayes  
**Acreage:** 83.386 acres  
**Rep District:** ETJ (Adjacent to District 5)  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** Tierra Del Este #64 (.27 miles)  
**Nearest School:** El Dorado 9<sup>th</sup> Grade Academy (.60 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** Eastside Impact Fee Service Area  
**Property Owner:** Ranchos Real XV, LLC.  
**Applicant:** Conde, Inc.  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential) / Single-Family Residential, C-2/c (Commercial/conditions) / Vacant  
**South:** ETJ (Extraterritorial Jurisdiction) / Vacant  
**East:** ETJ (Extraterritorial Jurisdiction) / Vacant  
**West:** ETJ (Extraterritorial Jurisdiction) / Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes approximately 78.98 acres of vacant land to be dedicated to the City as parkland for future development as a sports complex, as well as 1.19 acres abutting the sports complex for a future hike and bike trail. The applicant is also dedicating 55' of ROW for the extension of John Hayes Street. The applicant will relocate a water line that currently exists within the sports complex property to a five foot easement within the John Hayes ROW.

This property lies within an associated annexation development agreement for approximately 310.60 acres. The development agreement was unanimously approved by City Plan Commission on November 4, 2014 and approved by the City Council on November 18, 2014. This development lies within the Tierra Del Este III Phase IV Land Study, originally approved in

2010, and amended by a development plan that was approved with the development agreement.

The applicant is requesting a waiver for the following requirement:

- To allow for the use of 1"=1000' scale, instead of the required scale described in the Subdivision Code.

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy Nine on a Major Preliminary basis, subject to the following comments.

#### **Planning Division Recommendation:**

This plat complies with the conditions and layout set forth in the development agreement approved by City Council. Staff recommends **approval**.

#### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

#### **Parks and Recreation Department**

We have reviewed **Tierra Del Este Unit Seventy Nine**, a major preliminary plat map and offer Applicant / Developer the following comments:

Please note that this Subdivision is part of the **Tierra Del Este III Phase IV Amended Land Study** and is composed of two (2) parcels of land one of about **1.24 acres** for a Hike & Bike Trail and one of about **78.98 acres** for a Sports Complex therefore, meeting the requirements to be excluded from the calculation for parkland requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space**; also, the following items were agreed to between The Developer and the City Of El Paso and entered into a Development Agreement as follows:

1. Developer has agreed to construct all the public improvements along the 38' E.P.E.Co., Utility Easement and Access, Hike & Bike Trail R.O.W. noted on plat as Lot 30, Block 501 south of Montwood Dr. abutting the Sports Complex parcel and upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project – Refer to the Development Agreement approved by Mayor & Council.
2. Developer has agreed to construct the required street improvements for the westerly fifty-five (55) foot width of John Hayes Street abutting the Sports Complex parcel including all required street lights as reflected in the cross section in the Development Plan; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost of the project - Refer to the Development Agreement approved by Mayor & Council.
3. Developer has agreed to construct all the required street improvements for the entire width of Honey Dew Street as reflected in the cross section in the Development Plan; Upon completion of the public improvements, the City of El Paso shall reimburse the Developer the cost for half (½) of the right-of-way width improvements – Refer to the Development Agreement approved by Mayor & Council.
4. Developer has agreed to construct a wall as depicted on the Development Agreement

Exhibit M on the eastern boundary of the Sports Complex; timing, design, length, and location is to be coordinated with Parks Department; Upon completion of the fencing, the City of El Paso shall reimburse the Developer the cost of the project - Refer to the Development Agreement approved by Mayor & Council.

5. After the effective date of the Agreement, the Owner (Developer) shall submit an application for annexation and rezoning of the property; the City of El Paso will process the annexation and rezoning applications concurrently at the same City Planning Commission meeting and City Council meeting.
6. Once the City of El Paso adopts the ordinances for annexation and rezoning of the property, the Owner (Developer/Donors) shall execute and deliver to the City of El Paso the "Donation Deeds"

### **El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

#### **EPWU-PSB Comments**

*The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.*

*EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.*

#### **Water**

1. Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and the existing twenty-four ( 24 ) inch diameter water transmission mains located along John Hayes Street north of Montwood Drive, as well as along Montwood Drive west of John Hayes Street. The EPWU will construct the elevated tank as scheduled in EPWU's CIP.
2. Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.
3. Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twelve (12) inch diameter water main. This main is available for service.

#### **Sanitary Sewer**

4. Along Montwood Drive between Honey Dew Street and John Hayes Street there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

#### **General**

5. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans,

landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Fire Department**

Recommend approval. Please note that driveways cannot exceed 250 feet w/out a turnaround provided.

**Sun Metro**

No comments received.

**TxDOT**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**El Paso Independent School District**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Modification Request
5. Application

ATTACHMENT 1

# TIERRA DEL ESTE UNIT SEVENTY NINE MAJOR PRELIMINARY

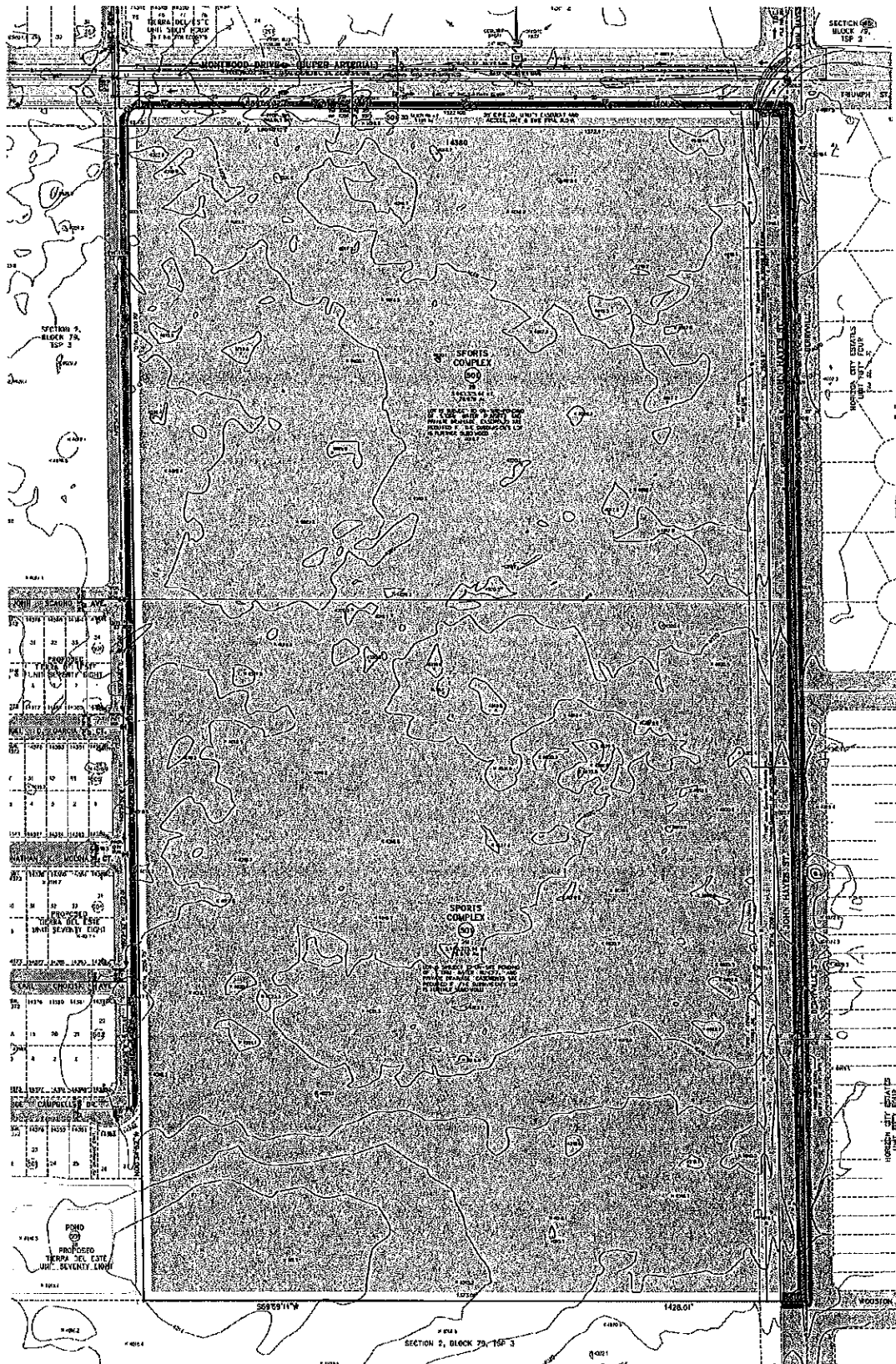


ATTACHMENT 2

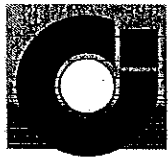
TIERRA DEL ESTE UNIT SEVENTY NINE  
MAJOR PRELIMINARY



# ATTACHMENT 3



**ATTACHMENT 4**



**CONDE INC**

November 19, 2014

Jeff Howell  
City of El Paso – Planning Dept.  
811 Texas  
El Paso, Texas 79901

**RE: Tierra Del Este Unit 79 – Major Preliminary**

Dear Jeff,

On behalf of Ranchos Real XV, LCC, we would like to submit a formal waiver request to the City Development Department to approve the location map scale of 1" = 1000' instead of 1" = 600'.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Conde  
**CONDE, INC.**

ENGINEERING/PLANNING/SURVEYING

BOB0 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0288



# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

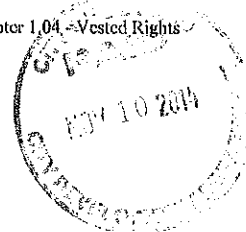
DATE: October 30, 2014

File No. SUSU14-00110

SUBDIVISION NAME: Tierra Del Este Unit 79

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
2. Proposed Land Uses:
 

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>3.000</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Sports Complex	<u>78.979</u>	<u>1</u>
School	_____	_____	Hike & Bike	<u>1.407</u>	<u>1</u>
Commercial	_____	_____	Total No. <u>3</u>		
Industrial	_____	_____	Total Acres (Gross) <u>83.386</u>		
3. What is existing zoning of the above described property? n/a Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ n/a
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04, Vested Rights



City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	<u>Ranchos Real XV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

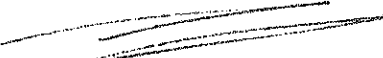
*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

Ranchos Real XV, LLC

OWNER SIGNATURE:

  
Douglas A. Schwartz, Manager

REPRESENTATIVE:

  
Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

City Development Department  
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